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August 2, 2012

Amm 12-00008

Ms. Lucy Sloman  
City of Issaquah  
PO Box 1307  
1775 12th Ave NW  
Issaquah, WA 98027

Subject: BC East Campus Height Limit Increase Request

Dear Lucy:

On behalf of Bellevue College and the East Campus project team, I thank you, Keith, and John for your valuable guidance during our July 16, 2012 East Campus Project Feasibility Meeting. We look forward to making each of our upcoming monthly coordination meetings equally productive. Thanks in particular for identifying the most expedient route to confirming City approval for a 75 ft. building height limit on the Bellevue College East Campus.

As provided for in the terms of the WSDOT TDR Development Agreement's Appendix G, Article 5.4.2.1, Bellevue College formally requests approval of the right to design and construct buildings on the campus to a maximum height of 75 feet, but no higher than 6 stories.

Your approval of our request will allow a campus master plan to be developed with the following public benefits:

1. The 75 ft. height limit will substantially reduce the aggregate site building footprint, compared to that achievable under the base height limit because fewer, taller buildings will be required to house the College's allowable academic and structured parking floor space.
2. Those fewer buildings can be connected with fewer paved roadways and walkways, minimizing the total rainfall falling on impervious surfaces, and minimizing the discharge of dirty stormwater requiring treatment and/or detention.
3. The smaller building footprint and impervious surfaces of campus development will reserve more of the site's total acreage for existing and restored native vegetation, and for meaningful open space in the developed portion of the campus.
4. The prospect of creating structured parking (day-lighted to the downhill side) as a plinth for multi-story academic buildings above, will mediate the existing slopes of the site and will minimize the extent of site grading required to accommodate those mixed-use buildings.

We look forward to your speedy consideration of our request. If we can provide additional input to aid your consideration, please call on us.

Sincerely,

Dan Dawson, PE  
East Campus Coordinator

